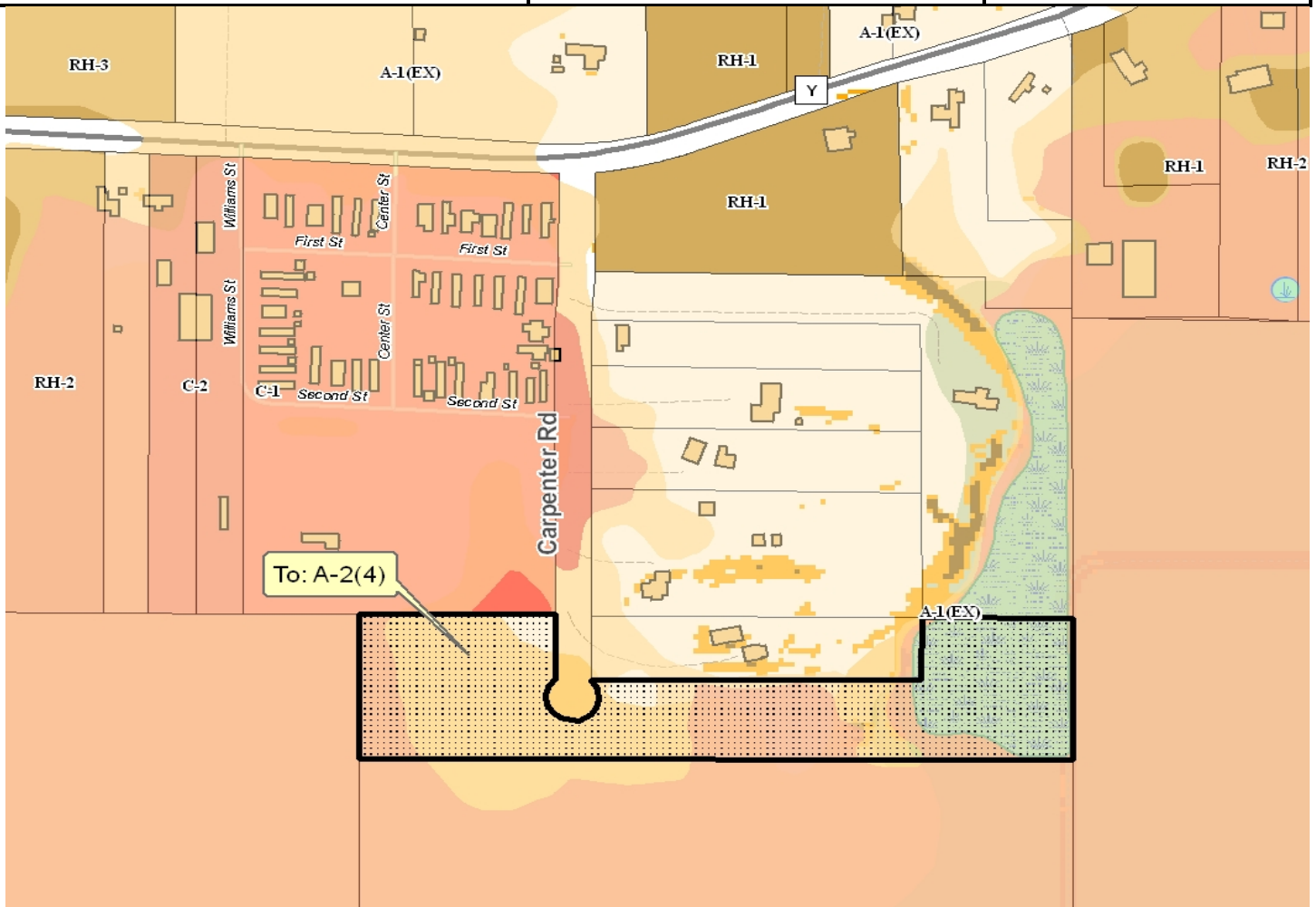




Staff Report

<i>Public Hearing:</i> October 28, 2014	<i>Petition:</i> Rezone 10762
<i>Zoning Amendment:</i> A-1EX Exclusive Agriculture District to A-2(4) Agriculture District	<i>Town/sect:</i> Mazomanie Section 28
<i>Acres:</i> 7.17 <i>Survey Req. Yes</i>	<i>Applicant</i> Youngs Enterprise Services LLC
<i>Reason:</i> Creating one residential lot	<i>Location:</i> 10539 County Highway Y

Zoning and Land Regulation Committee



DESCRIPTION: Owner proposes to separate the existing C-2 Zoning (Mobile Home Park) from Current A-1(EX) zoning for the creation and sale of a single residential lot.

OBSERVATIONS: Areas of floodplain and wetland are located on the property. There is an area of buildable upland located in close proximity to the end of the cul de sac.

TOWN PLAN: Property is within a Farmland Preservation area in the adopted town/county comprehensive plan. "Owners of a parcel of land greater than 4 acres excluding, right of ways, but less than 42 acres, which existed prior to March 29, 1979, defined as a substandard parcel, may be allowed one division."

RESOURCE PROTECTION: The proposed residential lot has Resource Protection Corridors associated with both the 100 year Floodplain & Wetland onsite. Any new development should avoid these areas.

STAFF: Staff recommends that a no build area be delineated on the CSM corresponding to the floodplain boundary.

TOWN: Approved.